



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, NOVEMBER 7, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ron Santos, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: September 12, 2007
September 19, 2007

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-012 (GUARDI RESIDENCE)**
- APPLICANT: Andre and Shelly Guardi
- REQUEST: To permit construction of an approximately 4,100 sq. ft. two-story single-family dwelling. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 17042 Baruna Lane, 92649 (east side of Baruna Ln., north of Sirius – Huntington Harbor)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT:** **ADMINISTRATIVE PERMIT NO. 2004-10 AND VARIANCE NO. 04-02 (KEMMERER ADDITION)**
- APPLICANT: Marcus Kemmerer
- REQUEST: **AP:** 1) To permit a second floor addition to an existing single family residence to match an existing non-conforming front yard setback of 10 ft. in lieu of the minimum required front yard setback of 15 ft and 2) to permit the addition to match an existing non-

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conforming side yard setback of 4 ft. in lieu of the minimum required side yard setback of 5 ft. **VAR:** 1) To permit an approximately 1,732 sq. ft. second floor addition to a non-conforming structure in lieu of the maximum allowed square footage of 766 sq. ft. and 2) to allow the addition at a 5 ft. rear yard setback in lieu of the minimum required rear yard setback of 10 ft.

LOCATION: 226 Crest Avenue, 92648 (north side of Crest Ave. between Main St. and Lake St.)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval modifications based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2007-151
(WOODWIND INDUSTRIAL CONDOMINIUM
CONVERSION)**

APPLICANT: MAM Socal Inc.

REQUEST: **TPM:** To permit the subdivision of one parcel currently developed with an approximately 23,217 sq. ft. building located within an existing industrial business center for condominium purposes. The subdivision will consist of 2 industrial condominium units for a total of 5 condominium units (3 detached and 2 attached) within the existing industrial business center.

LOCATION: 7632 Woodwind Drive, 92647 (south side of Woodwind Dr. east of Sampson Lane)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.